110.0	0001	0030.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	843,500 /	843,500
					USE VALUE:	843,500 /	843,500
					ASSESSED:	843,500 /	843,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		SUMMIT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GINIVISIAN GEORGE P--ETAL
Owner 2:	GINIVISIAN JANET L TRS
Owner 3:	
Street 1:	55 BOW STREET
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1939, having primarily Brick Veneer Exterior and 2440 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5116.000	442,100		401,400	843,500
Total Card	0.117	442,100		401,400	843,500
Total Parcel	0.117	442,100		401,400	843,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.70 | /Parcel: 345.70

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 70176

GIS Ref

GIS Ref

Insp Date 10/26/18

!8602!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 110.0-0001-0030.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	442,100	0	5,116.	401,400	843,500		Year end	12/23/2021
2021	104	FV	420,300	0	5,116.	401,400	821,700		Year End Roll	12/10/2020
2020	104	FV	420,300	0	5,116.	401,400	821,700	821,700	Year End Roll	12/18/2019
2019	104	FV	347,000	0	5,116.	395,700	742,700	742,700	Year End Roll	1/3/2019
2018	104	FV	347,000	0	5,116.	303,900	650,900	650,900	Year End Roll	12/20/2017
2017	104	FV	324,400	0	5,116.	286,700	611,100	611,100	Year End Roll	1/3/2017
2016	104	FV	324,400	0	5,116.	263,800	588,200	588,200	Year End	1/4/2016
2015	104	FV	268,000	0	5,116.	246,600	514,600	514,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:35:54

LAST REV

Date	Time
09/05/19	15:38:27
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8602

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	844-17		12/13/1973		39,000	No	No	N	

USER DEFINED

Prior Id # 1:	70176
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
3/17/2009	Measured	372	PATRIOT
11/9/2000	Hearing N/C		
2/3/2000	Measured	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5116		Sq. Ft.	Site		0	70.	1.12	6									401,435						401,400	

Total AC/HA:	0.11745	Total SF/SM:	5116	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	401,435	Spl Credit		Total:	401,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.30298495
Const Adj.:	1.02989697
Adj $ / SQ:	228.130
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	640738
Depreciation:	198629
Depreciated Total:	442109

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

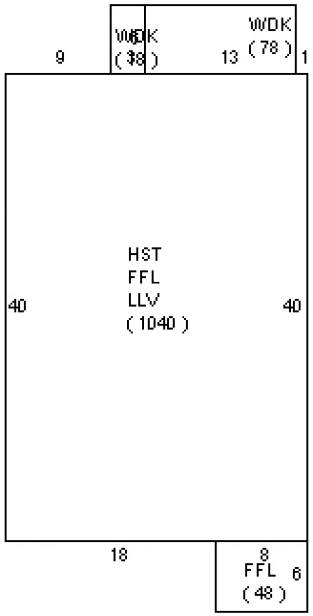
No Unit	RMS	BRS	FL
1	6	4	
1	3	1	
Totals			
2	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	228.13
Special Features:	0	Val/Su Net:	161.12
Final Total:	442100	Val/Su SzAd	274.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,088	228.130	248,205
LLV	Lower Level	1,040	164.250	170,824
HST	Half Story	520	228.130	118,628
WDK	Deck	96	16.480	1,582

Net Sketched Area:	2,744			Total:	539,239
Size Ad	1608	Gross Area	3264	FinArea	2440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

110.0-0001-0030.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc